

MREC

MISSISSIPPI REAL ESTATE COMMISSION



Today we will discuss the Mississippi Real Estate Commission, or MREC, and some possible questions you may have regarding MREC.



The Mississippi Real Estate Commission (MREC) has authority over the real estate industry in the State of Mississippi, licensing all real estate brokers and salespersons.

MREC works to ensure that all real estate transactions are performed in a professional and ethical manner.

Potential licensees undergo comprehensive testing and licensees are subjected to continuing education requirements.

MREC protects the consumer by setting forth a set of rules for its licensed members, and they are responsible for investigating reports of rule violations.

They also investigate reports of violations of state law or statute.

The Mississippi Real Estate Commission also monitors real estate commerce taking place between brokers licensed in Mississippi and those in other states.

WHO ARE THEY?

5 COMMISSIONERS

- FOUR (4) CONGRESSIONAL DISTRICTS
- ONE (1) MEMBER-AT-LARGE

ADMINISTRATOR AND STAFF



MREC has five Commissioners who are appointed by the Governor and must be confirmed by the Senate.

The Commissioners serve 4 year terms.

The Administrator is not a Commissioner.

The Administrator is staff, and responsible for the operations of the Commission office and supervision of the staff members serving the Commission.

MREC'S PRIMARY MISSION

TO PROTECT THE PUBLIC



The main mission of the Mississippi Real Estate Commission is to protect the public.

To accomplish this mission, MREC issues licenses, monitors completion of the required number of continuing education hours, receives complaints about licensees and disciplines those licensees when they are found to be in violation of state statute or MREC rule.



WHO DOES MREC OVERSEE?

MREC OVERSEES ALL REAL ESTATE LICENSEES AND LICENSED HOME INSPECTORS.

By state law, MREC oversees all real estate licensees and home inspectors.

As of July 1st of 2023, MREC no longer has jurisdiction of licensed appraisers.

That function is now being handled by the Mississippi Appraisal Board, which became a separate Board on July 1st of 2023.

POST-LICENSE AND CONTINUING EDUCATION (CE)



30 HOURS OF POST-LICENSE EDUCATION ARE REQUIRED WITHIN 1 YEAR OF OBTAINING A NEW SALESPERSONS OR BROKERS LICENSE.

THE LICENSEE IS RESPONSIBLE FOR THEIR CONTINUING EDUCATION HOURS AND GETTING THEM COMPLETED BEFORE THE LICENSE IS DUE FOR RENEWAL.

IF THE LICENSEE FAILS TO HAVE THE CORRECT AMOUNT OF CE NEEDED PRIOR TO THE EXPIRATION DATE, HIS/HER LICENSE IS AUTOMATICALLY PLACED ON INACTIVE STATUS.

EDUCATION MUST BE FROM AN MREC-APPROVED SOURCE.

IN-PERSON, VIRTUAL CLASSROOM OR ONLINE.

16 HOURS OF CE ARE NEEDED EVERY 2 YEARS.

After you are licensed, MREC requires two types of education in order to keep that license.

Within 12 months of receiving your temporary license, MREC requires a 30 hour post-license course.

If the required post-license course is not completed within 12 months, your temporary license shall automatically be placed on inactive status by MREC and your file will be permanently closed on the first of the following month.

16 hours of CE will need to be completed every 2 years in order to keep your active license.

As an Independent Contractor, it is the Licensee's responsibility to take post-licensing courses and CE and make sure you complete the required number of hours.

WHAT IS AN MREC COMPLAINT?

An MREC Complaint is filed when it is thought that a State Law or MREC Rule is broken by a real estate licensee or home inspector.



As we've said, MREC issues licenses and monitors completion of all of the required hours of education.

But what about the MREC disciplinary process?

First of all, an MREC complaint can be filed when it is believed that state law or a Real Estate Commission Rule has been violated.

WHO CAN FILE A COMPLAINT?

ANY LICENSEE OR CONSUMER OR THE COMMISSION ITSELF. ANYONE MAY FILE A COMPLAINT WITH MREC. EITHER THE LICENSEE OR THE CONSUMER MAY FILL OUT THE FORMS, OR THEY MAY RETAIN AN ATTORNEY TO DO IT. OF COURSE, MREC MAY, ON ITS OWN MOTION, OPEN AN INVESTIGATION AND FILE A COMPLAINT.

Anyone can file a complaint including licensees and members of the public.

THE COMPLAINT PROCESS FOR THE PUBLIC:

VISIT
MREC.MS.GOV/FORMS
AND FOLLOW THE
STEPS to FILE A
COMPLAINT.

INSTRUCTIONS FOR COMPLETING THE SWORN STATEMENT/COMPLAINT FORM

NOTE: This form is used when a member of the public or a real estate licensee wants to file a formal complaint against a Mississippi real estate licensee.

- **NAME OF COMPLAINANT:** This is the name and address of the person making the complaint.
- **NAME OF BROKER:** This is the name and address of the broker who is being complained upon.
- **NAME OF SALESPERSON:** This is the full name and address of the salesperson who is being complained upon. If there is more than one salesperson, use the second line. If not, do not use the second salesperson name line.
- The complaint narrative should be **thorough and detailed**. Begin the complaint on the lines included on the form. If more space is needed, continue the complaint on separate paper. **IF** the full narrative will not fit on the lines below, please do **NOT** start the complaint on this page. Start the full narrative on a separate page and make a note below to "see attached."
- Include ALL supporting documents or photos (examples include: listing contract, purchase contract, property disclosures, property inspections, etc.)

BEFORE MAILING, BE SURE THE FOLLOWING HAVE BEEN ADDRESSED:

- Complaint **MUST** be typed or printed. If it is printed, be sure handwriting is VERY CLEAR.
- The **ORIGINAL** must be mailed to MREC at Post Office Box 12685, Jackson, MS 39236 or to 4780 I-55 North, LeFleur's Bluff Tower, Suite 300, Jackson, MS 39211.
- The complaint(s) should have the signature(s) notarized and must be received by MREC within 60 days of the notary date.

Members of the public can file a Complaint with the Commission.

The Real Estate Commission has developed a specific process for the public to use to file a complaints against a licensee.

*[***Read above form for instructions to file and also review details of the form.]*

THE COMPLAINT PROCESS FOR LICENSEES:

DISCUSS WITH YOUR
BROKER
VISIT
MREC.MS.GOV/FORMS
AND FOLLOW THE
STEPS to FILE A
COMPLAINT.

INSTRUCTIONS FOR COMPLETING THE SWORN STATEMENT/COMPLAINT FORM

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Licensees can also file complaints against each other.

The Real Estate Commission also has a specific process for licensees to file a complaints against a another licensee.

*[***Read above form for instructions to file and also review details of the form.]*

WHAT TO DO IF A COMPLAINT IS FILED AGAINST YOU:

- MREC RECIVES THE COMPLAINT AND NOTIFIES ALL AGENTS AND BROKERS INVOLVED.
- ALL AGENTS AND BROKERS MUST RESPOND TO THE COMPLAINT WITH A WRITTEN STATEMENT AND ANY AND ALL DOCUMENTATION WITHIN 10 DAYS.
- AFTER REVIEWING THE INFORMATION, AND CONDUCTING AN INVESTIGATION, MREC INVESTIGATOR WILL ISSUE AN EXECUTIVE SUMMARY.
- THE LICENSEE MAY BE OFFERED AN AGREED ORDER IN LIEU OF A HEARING



There may be a time when a complaint is filed against you. It is very important that you read it carefully and contact your broker immediately.

Be sure to follow up with any instructions you are given from the Commission.

Time is of the essence. If you do not respond in a timely manner, it could result in further consequences.

IF A VIOLATION IS FOUND

SHOULD THERE BE A NEED FOR A HEARING THERE ARE TWO PLACES A HEARING CAN BE HELD AND THE BROKER HAS THE RIGHT TO CHOOSE.

- **MREC COMMISSION HEARING PANEL**

WITH COMMISSIONERS,
ADMINISTRATORS AND MREC
ATTORNEY(S).

- **ADMINISTRATIVE HEARING OFFICER OPTION**
NEW OPTION AS OF JULY 2022

ATTORNEY GENERAL'S OFFICE
WILL ASSIGN ATTORNEYS FOR
OVERSEEING THE HEARING.

LICENSEES HAVE THE RIGHT TO HAVE AN ATTORNEY
REPRESENT AND ACCOMPANY THEM AT ANY HEARINGS.



If a violation is believed to have occurred and a hearing is to take place there are two options.

The first option could be a hearing through MREC. That process consists of the MREC staff presenting their findings about the complaint with the Commissioners overseeing the hearing and giving a verdict.

As of July 2022, a MAR endorsed bill was passed to allow licensees to have an alternative hearing process through the Mississippi Attorney General's office.


If you opt for a hearing, MREC should make you aware of those two options and allow you to choose where you would like to have your hearing.

ADMINISTRATIVE HEARING OFFICER OPTION



UNDER THIS OPTION THE ADMINISTRATIVE HEARING OFFICER HAS THE SAME POWER AS THE REAL ESTATE COMMISSION HEARING PANEL IN REGARD TO THE OUTCOME OF THE HEARING.

The Attorney General's Administrative Hearing Officer hears the findings of the Real Estate Commission and the explanation of the defendant and has the authority to decide the case and any disciplinary action.



By state statute, MREC has the authority to oversee real estate and home inspector licensees in Mississippi.

Your attention to state law and MREC Rules & Regulations can keep you in compliance and help you care for your clients ethically and responsibly.

You may find current State Law, Rules & Regulations here:

<https://www.mrec.ms.gov/license-law/>

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RESOURCE PAGE

Welcome to the Mississippi Real Estate Commission - Mississippi Real Estate Commission
(<http://mrec.ms.gov>)

Commissioners - Mississippi Real Estate Commission ([ms.gov](http://mrec.ms.gov)) Forms - Mississippi Real Estate Commission

SWORN STATEMENT/COMPLAINT FOR FILING WITH THE ([ms.gov](http://mrec.ms.gov))

[mrec_rules_and_regulations_July_2019.pdf](#) ([ms.gov](http://mrec.ms.gov))

[RULESforFinal_OLRCAprovedPDF-1.pdf](#) ([ms.gov](http://mrec.ms.gov))

[MREC_LICENSE_LAW_March_14_2023.pdf](#) ([ms.gov](http://mrec.ms.gov))